

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF MICHIGAN  
SOUTHERN DIVISION

In re:

Exigent Landscaping, LLC,  
  
Debtor.

Case No. 23-46912-TJT  
Chapter 7  
Hon. Thomas J. Tucker

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**MOTION FOR ORDER AUTHORIZING TRUSTEE  
TO AUCTION ASSETS FREE AND CLEAR OF LIENS,  
CLAIMS, AND INTERESTS WITH ALL LIENS, CLAIMS,  
AND INTERESTS ATTACHING TO THE PROCEEDS OF SALE**

**Jurisdiction**

1. Exigent Landscaping, LLC d/b/a Exigent Design and Build (“Debtor”) filed a petition for relief under Chapter 11 of the U.S. Bankruptcy Code on August 7, 2023.
2. The Chapter 11 case was converted to a Chapter 7 on February 12, 2024 (Docket #152).
3. Chapter 7 Trustee Mark H. Shapiro (“Trustee”) seeks to sell assets as permitted by 11 U.S.C. § 363 and in accordance with Fed. R. Bankr. P. 6004.
4. The Court has jurisdiction over this Chapter 7 bankruptcy case. *See* 28 U.S.C. § 1334. The case, and all related proceedings and contested matters, have been referred to this bankruptcy court for determination. *See* 28 U.S.C. §§ 157(a) and 157(b); and LR 83.50 (E.D. Mich.).

5. This is a core proceeding over which this Court has authority to enter a final order. *See* 28 U.S.C. § 157(b)(2)(A) (matters concerning administration of the estate) and (N) (orders approving the sale of property).

### **Background**

6. The Trustee intends to sell assets of the Debtor, consisting primarily of the following:

#### **Property Description**

Raw materials (gravel, sand, pavers)  
Misc. office furniture, incl conference table, 4 desks, 12 chairs  
Office equipment, incl computers, printers, TV  
(2) 20" Trailer, 18" Trailer, 16" Trailer, 10" Trailer  
GMC 4500 Truck  
3 Trailers  
2 Vacuum Paver Lifters  
Topsoil Screener  
2 Toro Dingo  
Large Tamper  
5 Small Tampers  
5 Stihl saws  
Rebar cutter and tier  
2 Compressors  
Misc. pool equipment and supplies  
Misc. hand tools  
Mud Buggy  
Cat 308e2 Excavator - subject to \$15,000 lien of CAT

(“Assets”).

7. Except for the GMC 4500 Truck, the Assets are subject to the perfected security interest of the Small Business Administration (“SBA”).

8. The Caterpillar 308e2 Excavator, SN FJX01882 (“Excavator”) is subject to a security interest in favor of Caterpillar Financial Services Corp. (“CAT Financial”). The Trustee is informed that there is equity in the Excavator beyond the balance owed to CAT Financial on the Excavator. Accordingly, the Excavator will be included in the sale and sold only if the price exceeds the balance owed to CAT Financial on the Excavator. Any excess proceeds will be subject to the security interest of the SBA.

9. The SBA has agreed to permit the Trustee to sell its collateral subject to a 33% surcharge.

10. The Trustee retained the services of Miedema Auctioneering, Inc. d/b/a Repocast (“Repocast”) as auctioneer who has proposed to auction the Assets via an online public auction on April 2, 2024.

#### **Authority to Sell Assets – 11 U.S.C. § 363(b)**

11. The Assets are property of the bankruptcy estate that the Trustee may use, sell, or lease. *See* 11 U.S.C. §§ 541(a) and 363(b).

12. A trustee “after notice and a hearing, may use, sell, or lease, other than in the ordinary course of business, property of the estate.” 11 U.S.C. § 363(b).

13. All sales not in the ordinary course of business may be by private sale or by public auction. Fed. R. Bankr. P. 6004(f).

14. The Sixth Circuit follows the sound business purpose test in considering a sale of a debtor's assets outside the ordinary course of business. *See Stephens Indus., Inc. v. McClung*, 789 F.2d 386, 388 (6th Cir. 1986); *In re Woodberry*, 629 B.R. 239, 246 (Bankr. E.D. Mich. 2021).

15. Among the factors commonly considered by courts in determining whether a sale meets the sound business purpose test are: (1) whether adequate and reasonable notice of the sale was provided to interested parties; (2) whether the sale has been proposed in good faith; and (3) whether the purchase price is fair and reasonable. *In re Woodberry* at 246 (citations omitted). No one factor is determinative. *Id.* (citations omitted).

16. In this case, the Trustee believes that a sound business justification exists for the sale because 1) the Assets must be liquidated to provide funds to the bankruptcy estate for distribution to creditors; 2) an auction will allow the Trustee to reach the greatest number of potential buyers through focused advertising; 3) the auction process tends to increase prices with the motivation and excitement of competitive bidding; 4) an auction is more efficient and less expensive than negotiating with private buyers to sell assets in a piecemeal fashion; and 5) notice of the sale will be served on all interested parties as required by B.R. 2002 and L.B.R. 9014.

**Authority to Sell Free & Clear of Liens – 11 U.S.C. § 363(f)**

17. A trustee may sell property of the estate free and clear of all liens, claims, and interests asserted in or against the property being sold if—

- such a sale is permitted under applicable nonbankruptcy law;
- the party asserting the interest consents to the sale;
- the property interest is a lien and the price at which such property is to be sold is greater than the aggregate value of all liens on such property;
- the property interest is subject to a bona fide dispute; or
- the party asserting the property interest could be compelled, in a legal or equitable proceeding, to accept a money satisfaction for such interest.

11 U.S.C. § 363(f).

18. The Court may authorize a sale free and clear of all property interests, so long as one of the requirements of § 363(f) is satisfied. *See In re Elliot*, 94 B.R. 343, 345 (D. Pa. 1988).

19. In this case, the Small Business Administration has consented to the sale.

20. To the extent that any property interests are asserted against the Assets, those property interests will attach to the net proceeds of sale with the same validity and priority as they attach to the estate's interest in the Assets.

### **Additional Terms**

21. The Trustee reserves the right to: a.) impose additional terms and conditions on the sale; b.) adjourn the auction; and c.) withdraw the Assets from the auction.

22. The Assets will be sold “as is” and “where is” without representation or warranties, whether expressed or implied, including, but not limited to, any warranties of merchantability, fitness for particular purpose, or habitability.

23. The 14-day stay provided for in Bankruptcy Rule 6004(h) shall not be in effect with respect to the sale, and the proposed order will be effective and enforceable immediately upon entry.

### **Request for Relief**

The Trustee requests that this Court enter an order authorizing the proposed sale and grant such further relief as this Court deems appropriate.

Steinberg Shapiro & Clark

/s/ Tracy M. Clark (P60262)  
Attorney for Trustee  
25925 Telegraph Rd., Suite 203  
Southfield, MI 48033  
(248) 352-4700  
clark@steinbergshapiro.com

Date: March 6, 2024

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF MICHIGAN  
SOUTHERN DIVISION

In re:

Exigent Landscaping, LLC,  
  
Debtor.

Case No. 23-46912-TJT  
Chapter 7  
Hon. Thomas J. Tucker

**ORDER AUTHORIZING TRUSTEE TO AUCTION  
ASSETS FREE AND CLEAR OF LIENS, CLAIMS,  
AND INTERESTS WITH ALL LIENS, CLAIMS, AND  
INTERESTS ATTACHING TO THE PROCEEDS OF SALE**

This matter is before the Court on the Motion for Order Authorizing Trustee to Auction Assets Free and Clear of Liens, Claims, and Interests with all Liens, Claims, and Interests Attaching to the Proceeds of Sale (“Motion”; Docket # \_\_\_\_). In the Motion, the Trustee seeks to sell assets of the Debtor, consisting primarily of the following:

**Property Description**

Raw materials (gravel, sand, pavers)  
Misc. office furniture, incl conference table, 4 desks, 12 chairs  
Office equipment, incl computers, printers, TV  
(2) 20" Trailer, 18" Trailer, 16" Trailer, 10" Trailer  
GMC 4500 Truck  
3 Trailers  
2 Vacuum Paver Lifters  
Topsoil Screener  
2 Toro Dingo  
Large Tamper  
5 Small Tampers  
5 Stihl saws  
Rebar cutter and tier

2 Compressors  
Misc. pool equipment and supplies  
Misc. hand tools  
Mud Buggy  
Cat 308e2 Excavator - subject to \$15,000 lien of CAT

(“Assets”). All parties in interest were served with notice of the Motion, and no objections were timely filed. The Court finds good cause to enter this order.

IT IS ORDERED as follows:

- A. The Motion is granted in its entirety.
- B. Chapter 7 Trustee Mark H. Shapiro is authorized to sell the Assets via an online auction to be held April 2, 2024.
- C. The Assets will be sold “as is, where is” without representation or warranty, expressed or implied, of any kind, nature or description, including without limitation, any warranty of title or of merchantability, usability, or of fitness for any particular purpose.
- D. The Trustee may: a.) impose additional terms and conditions on the sale; b.) adjourn the auction; and c.) withdraw the Assets from the auction.
- E. The Assets will be sold free and clear of all liens, claims, and encumbrances, with all such liens, claims, and encumbrances attaching to the net proceeds of sale to the same extent and having the same validity, priority, and enforceability as such interests had with respect to the assets immediately before the sale. Any issue regarding the extent, validity, priority, and/or enforceability of



any liens, claims, or encumbrances against the sale proceeds will be determined by this Court at a later date.

F. The Trustee may execute all documents and agreements and perform such acts as may be necessary and appropriate to implement, effectuate, and consummate the sale.

G. All federal, state, and local governmental agencies and departments are ordered and directed to accept all filings necessary and appropriate to consummate the transactions contemplated by this order.

H. The 14-day stay provided for in Bankruptcy Rule 6004(h) shall not be in effect with respect to the sale, and this order is effective and enforceable immediately upon entry.

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF MICHIGAN  
SOUTHERN DIVISION

In re:

Exigent Landscaping, LLC, xx-xxx5176  
dba Exigent Design and Build  
13246 23 Mile Road  
Shelby Township, MI 48315

Case No. 23-46912-TJT  
Chapter 7  
Hon. Thomas J. Tucker

Debtor.

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**NOTICE OF MOTION FOR ORDER AUTHORIZING TRUSTEE TO  
AUCTION ASSETS FREE AND CLEAR OF LIENS, CLAIMS, AND  
INTERESTS WITH ALL LIENS, CLAIMS, AND INTERESTS  
ATTACHING TO THE PROCEEDS OF SALE**

Chapter 7 Trustee Mark H. Shapiro filed a Motion for Order Authorizing Trustee to Auction Assets Free and Clear of Liens, Claims, and Interests with all Liens, Claims, and Interests Attaching to the Proceeds of Sale ("Motion"). Pursuant to the Motion, the Trustee intends to sell assets of the Debtor, consisting primarily of the following:

**Property Description**

Raw materials (gravel, sand, pavers)  
Misc. office furniture, incl conference table, 4 desks, 12 chairs  
Office equipment, incl computers, printers, TV  
(2) 20" Trailer, 18" Trailer, 16" Trailer, 10" Trailer  
GMC 4500 Truck  
3 Trailers  
2 Vacuum Paver Lifters  
Topsoil Screener  
2 Toro Dingo  
Large Tamper  
5 Small Tampers  
5 Stihl saws  
Rebar cutter and tier  
2 Compressors  
Misc. pool equipment and supplies  
Misc. hand tools

Mud Buggy  
Cat 308e2 Excavator - subject to \$15,000 lien of CAT

(“Assets”). The Assets will be sold through an online auction to be conducted by Miedema Auctioneering, Inc. d/b/a Repocast on April 2, 2024.

The Assets will be sold free and clear of liens, claims, and interests. Further details are included in the Motion. A copy of the Motion may be obtained from the Trustee or the bankruptcy court. Additional information regarding the sale may be obtained from the auctioneer at (866) 550-REPO or by contacting the Trustee’s office at (248) 352-4700.

**Your rights may be affected.** You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)

If you do not want the Court to grant the Motion, or if you want the Court to consider your views on the Motion, then within 14 days from the date this notice is served you or your attorney must:

File with the Court a written objection or request for hearing, explaining your position at:<sup>1</sup>

U.S. Bankruptcy Court  
211 West Fort Street  
Detroit, Michigan 48226

If you mail your objection or request for hearing to the Court for filing, you must mail it early enough to the Court will **receive** it before the 14-day period expires. All attorneys are required to file pleadings electronically.

You must also send a copy to:

Tracy M. Clark, Esq.  
Steinberg Shapiro & Clark  
25925 Telegraph Rd., Suite 203  
Southfield, Michigan 48033

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<sup>1</sup>Objection or request for hearing must comply with Fed. R. Civ. P. 8(b), (c), and (e).

If an objection or request for hearing is timely filed, the clerk will schedule a hearing on the Motion, and you will be served with a notice of the date, time, and location of the hearing.

**If you or your attorney do not take these steps, the Court may decide that you do not oppose the relief sought in the Motion and may enter an order granting that relief.**

Steinberg Shapiro & Clark

/s/ Tracy M. Clark (P60262)

Attorney for Trustee

25925 Telegraph Rd., Suite 203

Southfield, MI 48033

(248) 352-4700

clark@steinbergshapiro.com

Date: March 6, 2024

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF MICHIGAN  
SOUTHERN DIVISION

In re:

Exigent Landscaping, LLC,  
  
Debtor.

Case No. 23-46912-TJT  
Chapter 7  
Hon. Thomas J. Tucker

**CERTIFICATE OF SERVICE**

I certify that on March 6, 2024, I served copies as follows:

Document Served: Notice of Trustee's Motion for Order Authorizing Trustee to Auction Assets Free and Clear of Liens, Claims, and Interests with all Liens, Claims, and Interests Attaching to the Proceeds of Sale

Served Upon: All non-ECF parties listed on attached Official Court Matrix

Service Method: First Class Mail

/s/ Christine T. Leach, Legal Assistant  
Steinberg Shapiro & Clark  
Attorneys for Trustee  
25925 Telegraph Rd., Suite 203  
Southfield, MI 48033  
(248) 352-4700  
cleach@steinbergshapiro.com

Label Matrix for local noticing  
0645-2  
Case 23-46912-tjt  
Eastern District of Michigan  
Detroit  
Wed Mar 6 13:14:40 EST 2024

AG Gas Service  
27231 Doxtator  
Dearborn Heights, MI 48127-4903

Ally Bank c/o AIS Portfolio Services, LLC  
4515 N. Santa Fe Ave. Dept. APS  
Oklahoma City, OK 73118-7901

American Express  
PO Box 650448  
Dallas, TX 75265-0448

Angela Serrano  
181 Linda Lane  
Bloomfield Hills, MI 48304-2819

Arlington Masonry Supply  
7500 23 Mile Road  
Shelby Twp, MI 48316-4422

Melvin Babi  
BABI & BABI LAW, P.L.L.C.  
39500 High Pointe Blvd.  
Suite 155  
Novi, MI 48375-5500

Robert N. Bassel  
P.O. Box T  
Clinton, MI 49236-0018

Brandon Heitmann  
60749 Forrest Creek Drive  
Washington, MI 48094-1846

Caterpillar Financial Servcies Corp.  
2120 West End Avenue  
Nashville, TN 37203-5341

23 Mile Storage, LLC  
c/o Tommy Haji  
965 Wanda  
Suite E  
Detroit, MI 48220-2959

Alex Boyd and Rebecca Boyd  
c/o John F. Harrington  
30500 Van Dyke Ave  
Ste 200  
Warren, MI 48093-2109

(p)AMERICREDIT FINANCIAL SERVICES DBA GM FINAN  
PO BOX 183853  
ARLINGTON TX 76096-3853

American Express National Bank  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355-0701

Aqua Hall  
2992 Gramer Road  
Webberville, MI 48892-8700

Auto Owners Insurance  
6101 Anacapri Blvd  
Lansing, MI 48917-3994

Barajas Enterprise  
1217 Chandler Ave.  
Lincoln Park, MI 48146-2007

(p)BILL  
6220 America Center Dr.  
Suite 100  
San Jose, CA 95002

Calambas Pool Service  
Hector Orozco  
2654 Pearl St  
Detroit MI 48209-3700

Caterpillar Financial Services Corporation  
James A. Plemmons  
Dickinson Wright PLLC  
500 Woodward Ave., Suite 4000  
Detroit, MI 48226-5403

24 Capital, LLC  
936 S.W. 1st Ave. Ste.271  
Miami, FL 33130-4520

Ally Bank  
AIS Portfolio Services, LLC  
4515 N Santa Fe Ave. Dept. APS  
Oklahoma City, OK 73118-7901

AmeriCredit Financial Services, Inc. dba GM  
P O Box 183853  
Arlington, TX 76096-3853

Angela Londono, a/k/a Angela Serrano  
c/o David M. Eisenberg, Esq.  
28400 Northwestern Hwy., 2nd Floor  
Southfield, MI 48034-8348

Aqua Haul  
2992 Gramer Rd  
2992 Gramer Rd  
Webberville, MI 48892-8700

BMO Bank N.A.  
1625 W. Fountainhead Pkwy  
Tempe, AZ 85282-2371

Barajas Enterprise LLC  
1217 Chandler Avenue, Lincoln Park, MI,  
1217 Chandler Avenue, Lincoln Park, MI,  
Lincoln Park, MI 48146

Jason Brainer  
Dickinson Wright PLLC  
2600 W. Big Beaver Rd  
Suite 300  
Troy, MI 48084-3312

Kelley Callard (UST)  
United States Trustee  
211 West Fort Street  
Suite 700  
Detroit, MI 48226-3263

Changhua Wang and Bin He  
c/o Doron Yitzchaki, Esq.  
Dickinson Wright PLLC  
350 S. Main Street, Suite 300  
Ann Arbor, MI 48104-2131

Scott R. Cheatham  
Adams and Reese LLP  
701 Poydras St. Suite 4500  
New Orleans, LA 70139-4596

Chris Burke  
15182 Cranbrook Court  
Utica, MI 48315-2127

Chris Seitz  
1415 Greenleaf  
Royal Oak, MI 48067-1174

Citizens Bank, N.A.  
c/o Michael I. Zousmer, Esq.  
Zousmer Law Group PLC  
4190 Telegraph Rd., Ste. 3000  
Bloomfield Hills, MI 48302-2082

(p)CITIZENS BANK N A  
ATTN BANKRUPTCY TEAM  
ONE CITIZENS BANK WAY  
JCA115  
JOHNSTON RI 02919-1922

Citizens Bank, N.A.  
c/o Michael I. Zousmer, Esq.  
Zousmer Law Group PLC  
4190 Telegraph Rd., Ste. 3000  
Bloomfield Hills, Michigan 48302-2082

Tracy M. Clark  
Steinberg Shapiro & Clark  
25925 Telegraph Rd.  
Suite 203  
Southfield, MI 48033-2527

Classic Pools  
14073 Southwoods Court  
Southgate, MI 48195-3739

Congil Truck Lines  
6216 West MINSTER DRIVE  
P.O. 850, Lambeth Stn  
London ON N6P 1N6

Congil Truck Lines Ltd.  
6216 Westminster Dr  
London, ON N6P 1R2

Connelly Crane Rental Corp  
12635 Marion  
Redford, MI 48239-2652

Dan Hagy  
4582 Lakshore Road  
Fort Gratiot, MI 48059-3527

Dana Caran  
17742 Hogan Dr.  
Macomb, MI 48042-1775

Daniel B. Hagy  
4582 Lakeshore Drive  
4582 Lakeshore Drive  
Fort Gratiot, MI 48059-3527

Daniel Carter  
c/o John F. Harrington  
30500 Van Dyke Ave  
Ste 200  
Warren, MI 48093-2109

Daniel DiCicco  
Ahern & Kill PC  
355 S. Old Woodward Ave, Ste 210  
Birmingham, MI 48009-6203

Dany Batti  
101 W. Big Beaver Rd.  
Suite 104  
Troy, MI 48084-5253

Demetrios James Minnie Papageorgiou  
4882 Riverchase Drive  
Troy, MI 48098-4185

Greg Dickinson  
United States Attorney's Office  
211 W. Fort Street  
Ste. 2001  
Detroit, MI 48226-3220

Doron Yitzchaki  
Dickinson Wright PLLC  
350 South Main Street, Suite 300  
Ann Arbor, MI 48104-2131

EBF Holdings, LLC d/b/a Everest Business Fun  
c/o Michael W. Davis, Esq.  
601 S. Figueroa Street, Suite 2130,  
Los Angeles, CA 90017-5729

ERC Specialist  
560 East Timpanogos Circle  
Orem, UT 84097-6225

ERC Specialists, LLC  
560 E Timpanogos Circle  
Orem, UT 84097-6225

David Eisenberg  
Maddin, Hauser, Roth & Heller, P.C.  
28400 Northwestern Highway  
Second Floor  
Southfield, MI 48034-1839

Elena Morales  
66591 Campground Road  
Washington, MI 48095-1853

Eli Zahka  
19052 Chaumont Way  
Monroe, MI 48162

Everest Businss Funding  
102 W 38th Street  
6th Floor  
New York, NY 10018-3664

Exigent Landscaping, LLC  
13246 23 Mile Road  
Shelby Township, MI 48315-2712

Fantastic Pools LLC  
1615 Myron  
Lincoln Park, MI 48146-3829

First Foundation Bank  
5403 Olympic Drive NW  
Gig Harbor, WA 98335-1853

Fleet Masters Equipment  
2375 Dixie Hwy  
Waterford, MI 48328-1811

Fundbox Financing  
6900 Dallas Parkway  
Suite 700  
Plano, TX 75024-7188

GM Financial  
PO Box 183834  
Arlington, TX 76096-3834

Gateway Engineering  
8155 Annsbury Dr.  
Suite 109  
Utica, MI 48316-1914

Genniver Jameel  
7178 Lasher Road  
Bloomfield Hills, MI 48301-4044

Geoff Wilson  
7335 East Greenwich  
Bloomfield Hills, MI 48301-3919

Grace Transport  
9825 Alondra Ave  
Pharr, TX 78577-8445

James Haney  
821 Alexander Road  
Suite 200  
Princeton, NJ 08540-6352

John F Harrington  
Law Offices John F. Harrington  
22162 Chaucer Court  
Suite 200  
Macomb Township, MI 48044-3897

John F Harrington  
Law Offices John F. Harrington  
30500 Van Dyke Avenue  
Suite 200  
Warren, MI 48093-2109

John F. Harrington  
30500 Van Dyke Avenue, Suite M-200  
Warren, MI 48093-2104

Ernest Hassan  
Stevenson & Bullock, P.L.C.  
26100 American Drive  
Suite 500  
Southfield, MI 48034-6184

Hecktor Orozco  
6254 Peral Street  
Detroit, MI 48209

Jennifer Hernandez  
49145 Cranbrook  
Macomb, MI 48044-1543

Jacob Daniel High  
6440 Lake Meadow Dr.  
Waterford, MI 48327-1781

Peter Hutchens  
Bredernitz, Wagner & Co.  
109 W Clinton St  
Howell, MI 48843-1598

IOU Central Inc. d/b/a IOU Financial  
Inc.  
c/o Bret T. Thrasher  
1170 Peachtree Street NE, Suite 1925  
Atlanta, GA 30309-7677

IOU Central, Inc. d/b/a IOU Financial, Inc.  
c/o Aubrey Thrasher, LLC  
12 Powder Springs Street  
Suite 240  
Marietta, GA 30064-7205

(p)INTERNAL REVENUE SERVICE  
CENTRALIZED INSOLVENCY OPERATIONS  
PO BOX 7346  
PHILADELPHIA PA 19101-7346

Internal Revenue Service  
Centralized Insolvency Operation  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Ivan Salem  
66 W Millington Rd.  
Fostoria MI 48435-9528

J & H Transportation Inc  
39999 Garfield Rd  
Clinton Township, MI 48038-4098

J&H Transportation Co.  
37580 Mound Road  
Sterling Heights, MI 48310-4122

James Shamas  
3927 Forster Lane  
Utica, MI 48316-3802

Jason Khano  
12 Powder Springs Street  
Suite 240  
Marietta, GA 30064-7205

Jeff English  
53200 Van Dyke Ave.  
Shelby Twp, MI 48316-2598

Jeff Tripoli  
5480 Carrollton Court  
Rochester, MI 48306-2393

Jennifer Hernandez  
49145 Cranbrook Drive  
Macomb, MI 48044-1543

Joe Hebeka and Angela Hebeka  
6435 Creekside Lane  
Utica, MI 48316-5394

Joe Regalado  
14127 Kings Park Court  
Utica, MI 48315-4159



John Benincasa  
20011 Sycamore Drive  
Macomb, MI 48044-5725

John F Harrington  
30500 Van Dyke Avenue  
Suite 200  
Warren, MI 48093-2109

(p)KSERVICING WIND DOWN CORP  
ATTN NICOLE MANOS  
3370 N HAYDEN ROAD #123  
PMB 681  
SCOTTSDALE AZ 85251-6632

Anthony Wayne Kahn  
33110 Grand River Avenue  
Farmington, MI 48336-3120

Anthony Wayne Kahn  
Law Office of Anthony Wayne Kahn  
33110 Grand River Avenue  
Farmington, MI 48336-3120

Kelley Wallis  
5818 Carmen Court East  
West Bloomfield, MI 48324-2912

Kelsey Acho  
32721 White Oaks Trail  
Franklin, MI 48025-2563

Kirk, Huth, Lange & Badalamenti, P.L.C.  
19500 Hall Rd #100  
Clinton Township, MI 48038-5317

Kristen Toma  
20652 Breezeway Dr.  
Macomb, MI 48044-3518

Lee Cameron  
49337 Marte  
New Baltimore, MI 48047

MacAllister Machinery Co., Inc  
c/o CRF Solutions  
PO Box 1389  
Simi Valley, CA 93062-1389

Macallister Rental  
6300 South Eastern Ave  
Indianapolis, IN 46203-5828

Malek Shamaya  
19429 Gold River  
Macomb, MI 48044-4251

Marc Piper  
6970 Valley Spring Dr.  
Bloomfield Twp, MI 48301-2847

Marco  
42945 Whitestone St.  
Northville, MI 48168-2061

Maria Ashkar  
47681 Manorwood Drive  
Northville, MI 48168-8471

Matt Decoster  
37676 Huron Pointe Drive  
Harrison Township, MI 48045-2823

Matt Grant  
1200 Lone Pine Road  
Bloomfield Hills, MI 48302-2816

Matt Martin  
1422 Pueblo Court  
Milford, MI 48381-2978

Megan Madaus  
18210 Fairway Dr.  
Detroit, MI 48221-2707

Michael J. Balian  
100 W. Big Beaver Rd.  
Ste 333  
Troy, MI 48084-5283

Michele Breteton  
49876 Baker Court  
Macomb, MI 48044-1525

Michigan Department of Treasury  
Collections/Bankruptcy Unit  
P.O. Box 30168  
Lansing, MI 48909-7668

Anthony James Miller  
20700 Civic Center Drive  
Suite 420  
Southfield, MI 48076-4140

Moe Saad  
921 Crescent Drive  
Dearborn, MI 48124-1209

Mohamed Saad  
c/o Osipov Bigelman, P.C.  
20700 Civic Center Dr., Ste. 420  
Southfield, MI 48076-4155

Nacy Afr  
1085 Glengarry Circle East  
Bloomfield Hills, MI 48301-2214

Natalie Powers  
697 Sunningdale  
Grosse Pointe, MI 48236-1627

Nick Pinozzi  
55520 Whitney Ct.  
Utica, MI 48315-6668

Oakland Fuels  
3943 Airport Road  
Waterford, MI 48329-1308

Yuliy Osipov  
Osipov Bigelman, P.C.  
20700 Civic Center Drive, Ste. 420  
Southfield, MI 48076-4140

S. Thomas Padgett  
DeBrincat Padgett  
27780 Novi Road  
Suite 225  
Novi, MI 48377-3402

Partha Nadi  
3514 Pine Estates  
Bloomfield Hills, MI 48302

Pawnee Leasing Corporation  
c/o Ali  
654 Amherst Road  
Suite 320  
Sunderland, MA 01375-9420

Peterson Brothers Co.  
9680 Grineel Ave  
Detroit, MI 48213-1149

Ratnesh Mehra  
232 Forest Ave.  
Royal Oak, MI 48067-1875

Rock Bottom Stone Supply  
PO Box 190081  
Burton, MI 48519-0081

Rock Botton  
4057 S Dort Hwy  
Burton, MI 48529

Ryan Kelly  
8884 Morning Mist Dr.  
Clarkston, MI 48348-2868

SCP Distributors, LLC  
c/o Scott R. Cheatham  
Adams and Reese LLP  
701 Poydras Street, Suite 4500  
New Orleans, LA 70139-4596

SCP Pool Corp.  
35015 Glendale St.  
Livonia, MI 48150-1230

Sam Jarbo  
33717 Woodward Ave  
Ste 560  
Birmingham, MI 48009-0913

Samantha Ceislak  
1123 Hickory Ave.  
Royal Oak, MI 48073-3290

Sandra M. Kelly  
8884 Morning Mist Dr.  
Clarkston, MI 48348-2868

Sandra M. Kelly  
Ryan Kelly  
8884 Morning Mist Dr.  
Clarkston, MI 48348-2868

Shanna M. Kaminski  
P.O. Box 247  
Grass Lake, MI 49240-0247

Shannon Barnhardt  
49739 Chaucher Court  
Macomb, MI 48044-3899

Mark H. Shapiro  
25925 Telegraph Rd.  
Suite 203  
Southfield, MI 48033-2527

Sheffiled  
PO Box 25127  
Winston Salem, NC 27114-5127

Simna Kumar  
4424 Barchester Dr.  
Bloomfield Hills, MI 48302-2115

Site One Landscape Supply  
24110 Network Place  
Chicago, IL 60673-1241

Stafford Landscaping LLC  
PO Box 736  
Memphis, MI 48041-0736

State of Michigan  
Department of Attorney General  
Cadillac Place  
3030 West Grand Boulevard  
Detroit, MI 48202-6030

State of Michigan  
Department of Treasury  
Collections Division  
Treasury Building  
Lansing, MI 48922-0001

State of Michigan  
Department of Treasury  
P.O. Box 77437  
Detroit, MI 48277-0437

Stephanie Wells  
19489 Waltham Rd.  
Beverly Hills, MI 48025-5124

Stephanie Wells  
19489 Waltham Road  
Franklin, MI 48025-5124

Terry Riddle  
7605 17 Mile Road  
Sterling Heights, MI 48313-4533

The Hills of Lone Pine Association  
c/o Norman Orr  
201 West Big Beaver  
Suite 600  
Troy, MI 48063-2141

Tommisns Tounsel  
13221 Maple Lawn Drive  
Utica, MI 48315-2305

(p)US BANK  
PO BOX 5229  
CINCINNATI OH 45201-5229

U.S. Small Business Administration  
2 North Street, Suite 320  
Birmingham, AL 35203

U.S. Small Bussiness Administration  
2 North street, Suite 320  
Birmingham, AL 35203

Unique Funding Solution  
71 S Central Ave  
Suite 200  
Valley Stream, NY 11580-5403

United States of America (IRS)  
United States Attorney  
211 W. Fort Street  
Suite 2001  
Detroit, MI 48226-3220

Upstart Loan Operations  
PO Box 1503  
San Carlos, CA 94070-7503

V Cap  
333 Parsall Ave.  
Cedarhurst, NY 11516-1842

Valley Transport  
c/o Roberto Gonzalez  
2001 Waterman  
Detroit, MI 48209-1558

Changhua Wang  
c/o Doron Yitzchaki, Esq.  
Dickinson Wright PLLC  
350 South Main Street  
Suite 300  
Ann Arbor, MI 48104-2131

Western Equipment Finance, Inc.  
503 Highway 2 West  
Devils Lake, ND 58301-2938

Western Equipment Finance, Inc.  
P.O. Box 640  
Devils Lake, ND 58301-0640

Wiegands Farm  
32800 31 Mile Rd  
Lenox, MI 48050-1302

Wright Engineering  
1645 Village Center Circle  
Ste 10  
Las Vegas, NV 89134-6371

Doron Yitzchaki  
Dickinson Wright PLLC  
350 S. Main Street  
Suite 300  
Ann Arbor, MI 48104-2131

Michael I. Zousmer  
Zousmer Law Group PLC  
4190 Telegraph Road  
Ste. 3000  
Bloomfield Hills, MI 48302-2082

ally  
PO Box 380902  
Minneapolis, MN 55438-0902

c/o CRF Solutions  
PO Box 1389  
Simi Valley, CA 93062-1389

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified  
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

AmeriCredit Financial Services, Inc.  
P.O. Box 183853  
Arlington, TX 76096

(d)AmeriCredit Financial Services, Inc.  
dba GM Financial  
P O Box 183853  
Arlington, TX 76096

Bill  
6220 America Center Dr. Suite 100  
San Jose, CA 95002

Citizens Bank, N.A.  
One Citizens Plaza  
Providence, RI 02903

Interal Revenue Service  
Centralized Insolvency Operations  
PO Box 21126  
Philadelphia, PA 19114

Kabbage  
730 Peachtree St NE, Suite 1100  
Atlanta, GA 30308

U.S. Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

(d)U.S. Bank National Association  
Bankruptcy Department  
PO Box 108  
Saint Louis MO 63166-0108

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)23 Mile Storage, LLC	(u)24 Capital 1545 Route 202 Suite 101 NY 10907	(u)Ally Bank
(u)Ayham Ashkar 47681 Manorwood Drive Northvi	(u)EBF Holdings LLC	(u)Ernest M. Hassan III
(u)Amanda Pisarski	(u)SCP Distributors, LLC	(u)Mohamed Saad
(u)Angela Serrano	(d)Mark H. Shapiro 25925 Telegraph Rd. Suite 203 Southfield, MI 48033-2527	(u)Andrew R. Vara

End of Label Matrix	
Mailable recipients	166
Bypassed recipients	12
Total	178